

# **EXHIBIT Z**

**PREPARED FOR:** FIRST AMERICAN  
**NAME(S):** N/A, N/A  
**ADDRESS:** 15200 COUNTY ROAD 353 C  
 BUENA VISTA, CO 81211  
**DATE:** 01/24/2020



*First American  
 Title Insurance Company*

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**PROPERTY REPORT**

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**ORDER #:** 300795  
**ENTERPRISE #:** EOR20200123-3341501  
**LOAN #:** FIRST AMERICAN

**LOCATION**

**ORDER ADDRESS:** 15200 COUNTY ROAD 353 C  
 BUENA VISTA, CO 81211  
**COUNTY:** CHAFFEE  
**ASSESSED ADDRESS:** 15200 COUNTY ROAD 353 C  
 BUENA VISTA, CO 81211  
**PARCEL #(S):** 327106400120

**CURRENT CONVEYANCES**

**GRANTEE:** THE 15200 COUNTY RD LIMITED PARTNERSHIP  
**GRANTOR:** NATHANIEL S. WEEKS & SILENCE W. WEEKS

**DOCUMENT TYPE:** QUITCLAIM DEED

<b><u>DOCUMENT DATE</u></b>	<b><u>RECORDING DATE</u></b>	<b><u>RECORDING INFO</u></b>	<b><u>CONSIDERATION</u></b>
10/31/2008	11/04/2008	377534	\$10.00

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**GRANTEE:** THE 15200 COUNTY RD, LIMITED PARTNERSHIP  
**GRANTOR:** ROBERT E. WOERNER

**DOCUMENT TYPE:** WARRANTY DEED

<b><u>DOCUMENT DATE</u></b>	<b><u>RECORDING DATE</u></b>	<b><u>RECORDING INFO</u></b>	<b><u>CONSIDERATION</u></b>
04/29/2005	04/29/2005	350470	\$155,000.00

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**CURRENT MORTGAGES**

NONE FOUND.

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**PROPERTY REPORT**

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**OPEN JUDGMENTS**

NONE FOUND.

THE JUDGMENT RECORD REFLECTS A SEARCH WHICH WAS LIMITED TO PARTY(IES) AS TITLED.

**TAX INFORMATION**

**TAX ID#:** 327106400120  
**TAXES (YEAR):** 2019  
**TAX TYPE(S):** COUNTY  
**SCHEDULE:** SEMI ANNUALLY  
**TOTAL BASE AMT:** \$881.32

<b><u>DUE DATE</u></b>	<b><u>AMOUNT</u></b>	<b><u>STATUS</u></b>
02/28/2020	\$440.66	OPEN
06/15/2020	\$440.66	OPEN

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**ASSESSMENT INFORMATION**

<b><u>PARCEL ID</u></b>	<b><u>LAND</u></b>	<b><u>IMPROVEMENTS</u></b>	<b><u>TOTAL</u></b>
327106400120	\$4,650.00	\$11,280.00	\$15,930.00

**EFFECTIVE DATE:** 01/14/2020

**VESTED IN:** THE 15200 COUNTY RD LIMITED PARTNERSHIP

# Comparative Market Analysis



## Researched and prepared by

Austin Campbell

## Prepared exclusively for

Nathaniel Weeks

## Prepared on

February 10, 2020

## Subject Property

15200 Alpine Road

Buena Vista, Colorado

81211



## Austin Campbell

Century 21 Summit Realty, Inc

P.O. Box 1354

Buena Vista, CO 81211

719-293-5058

Austin@Century21SummitRealty.com

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This is a broker price opinion or comparative market analysis and should not be considered an appraisal or opinion of value. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .



**Austin Campbell**  
 Broker Associate  
 Austin@Century21SummitRealty.com  
 Mobile: 719-293-5058

**Subject Property: 15200 Alpine Road, Buena Vista 81211**

February 10, 2020

## Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

### Closed Listings

Address	Price	Bd	Bth	Abv Area	Ttl Area	PSF Abv	PSF Ttl	Close Date
<a href="#">15200 Alpine Road</a>		<a href="#">1</a>	<a href="#">1</a>	<a href="#">1090</a>	<a href="#">1090</a>			
29850 County Road 355	\$275,000	2	1	800	800	\$ 343.75	\$ 343.75	01/17/2020
29834 County Road 357	\$288,000	3	2	1,120	1,120	\$ 257.14	\$ 257.14	01/21/2019
16920 County Road 338	\$299,000	3	2	1,232	1,232	\$ 242.69	\$ 242.69	10/10/2019
29055 Pinon Circle Drive	\$380,000	2	3	1,291	1,291	\$ 294.35	\$ 294.35	05/03/2019
31397 County Road 384	\$390,000	3	2	1,296	1,296	\$ 300.93	\$ 300.93	12/13/2019
30102 County Road 353	\$396,000	2	2	1,323	1,323	\$ 299.32	\$ 299.32	10/01/2019
36300 US Highway 24	\$398,500	2	2	1,064	1,064	\$ 374.53	\$ 374.53	04/24/2019
<b>Averages:</b>	<b>\$346,643</b>	<b>2.4</b>	<b>2.0</b>	<b>1,161</b>	<b>1,161</b>	<b>\$301.82</b>	<b>\$301.82</b>	

	Low	Median	Average	High	Count
<b>Comparable Price</b>	\$275,000	\$380,000	\$346,643	\$398,500	7
<b>Adjusted Comparable Price</b>	\$275,000	\$380,000	\$346,643	\$398,500	7

On Average, the 'Closed' status comparable listings sold in 46 days for \$346,643

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Broker Associate  
Austin@Century21SummitRealty.com  
Mobile: 719-293-5058

**Subject Property: 15200 Alpine Road , Buena Vista, 81211**

February 10, 2020

## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**15200 Alpine Road**



**29850 County Road 355**



**29834 County Road 357**

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
Listing ID		4848354		6270190	
Status	Not Active	Closed		Closed	
Price		275,000.00		288,000.00	
Structure Type	LOG Cabin	House		House	
Levels	1	One		One	
Total Beds	1	2		3	
Total Baths	1	1		2	
Abv Grd Fin	1090	800		1,120	
Liv Area (SF Fin)	1090	800		1,120	
Area (SqFt) Tot	1090	800		1,120	
Blw Grd Finish	0	0		0	
Blw Grd Unfin	0	0		0	
Basement Y/N	No	No		No	
Basement	No			None	
Lot Sz SqFt		59,242		57,064	
Lot Sz Acres	2.01	1.36		1.31	
Parking Total		6		3	
Year Built	1950	1975		2010	
Construction	Frame	Frame, Wood Siding		Frame, Vinyl Siding	
Heating	Electric	Forced Air, Natural Gas		Electric, Radiant, Wood	
Cooling	None	None		None	
Water Source	Well	Well		Well	

Price	\$275,000	\$288,000
Total Adjustments	\$0	\$0
Adjusted Price	\$275,000	\$288,000

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## CMA Price Adjustments

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**15200 Alpine Road**



**16920 County Road 338**



**29055 Pinon Circle Drive**

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
<b>Listing ID</b>		5784899		5092098	
<b>Status</b>	Not Active	Closed		Closed	
<b>Price</b>		299,000.00		380,000.00	
<b>Structure Type</b>	LOG Cabin	House		House	
<b>Levels</b>	1	One		One	
<b>Total Beds</b>	1	3		2	
<b>Total Baths</b>	1	2		3	
<b>Abv Grd Fin</b>	1090	1,232		1,291	
<b>Liv Area (SF Fin)</b>	1090	1,232		1,291	
<b>Area (SqFt) Tot</b>	1090	1,232		1,291	
<b>Blw Grd Finish</b>	0	0		0	
<b>Blw Grd Unfin</b>	0	0		0	
<b>Basement Y/N</b>	No	No		No	
<b>Basement</b>	No	Crawl Space, None		Crawl Space, None, Unfinishec	
<b>Lot Sz SqFt</b>		65,340		122,404	
<b>Lot Sz Acres</b>	2.01	1.50		2.81	
<b>Parking Total</b>		8		11	
<b>Year Built</b>	1950	1972		1982	
<b>Construction</b>	Frame	Brick, Vinyl Siding		Frame, Wood Siding	
<b>Heating</b>	Electric	Forced Air, Propane		Baseboard, Electric	
<b>Cooling</b>	None				
<b>Water Source</b>	Well	Well			

<b>Price</b>	<b>\$299,000</b>	<b>\$380,000</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$299,000</b>	<b>\$380,000</b>

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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**15200 Alpine Road**



**31397 County Road 384**



**30102 County Road 353**

<u>Subject Details</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
<b>Listing ID</b>		8246908		5125273	
<b>Status</b>	Not Active	Closed		Closed	
<b>Price</b>		390,000.00		396,000.00	
<b>Structure Type</b>	LOG Cabin	House		House	
<b>Levels</b>	1	Two		One	
<b>Total Beds</b>	1	3		2	
<b>Total Baths</b>	1	2		2	
<b>Abv Grd Fin</b>	1090	1,296		1,323	
<b>Liv Area (SF Fin)</b>	1090	1,296		1,323	
<b>Area (SqFt) Tot</b>	1090	1,296		1,323	
<b>Blw Grd Finish</b>	0	0		0	
<b>Blw Grd Unfin</b>	0	0		0	
<b>Basement Y/N</b>	No	No		No	
<b>Basement</b>	No	Crawl Space, None		None	
<b>Lot Sz SqFt</b>		65,340		87,120	
<b>Lot Sz Acres</b>	2.01	1.50		2.00	
<b>Parking Total</b>				2	
<b>Year Built</b>	1950	1978		2012	
<b>Construction</b>	Frame	Frame, Wood Siding		Other	
<b>Heating</b>	Electric	Baseboard, Electric		Electric, Forced Air	
<b>Cooling</b>	None	None		None	
<b>Water Source</b>	Well	Well		Well	

<b>Price</b>	<b>\$390,000</b>	<b>\$396,000</b>
<b>Total Adjustments</b>	<b>\$0</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$390,000</b>	<b>\$396,000</b>

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## CMA Price Adjustments

This page outlines the subject property versus comparables properties.



**15200 Alpine Road**



**36300 US Highway 24**

	<u>Subject Details</u>	<u>Details</u>	<u>Adjust</u>
<b>Listing ID</b>		9196149	
<b>Status</b>	Not Active	Closed	
<b>Price</b>		398,500.00	
<b>Structure Type</b>	LOG Cabin	House	
<b>Levels</b>	1	One	
<b>Total Beds</b>	1	2	
<b>Total Baths</b>	1	2	
<b>Abv Grd Fin</b>	1090	1,064	
<b>Liv Area (SF Fin)</b>	1090	1,064	
<b>Area (SqFt) Tot</b>	1090	1,064	
<b>Blw Grd Finish</b>	0	0	
<b>Blw Grd Unfin</b>	0	0	
<b>Basement Y/N</b>	No	No	
<b>Basement</b>	No	Crawl Space, None	
<b>Lot Sz SqFt</b>		106,286	
<b>Lot Sz Acres</b>	2.01	2.44	
<b>Parking Total</b>		6	
<b>Year Built</b>	1950	2009	
<b>Construction</b>	Frame	Frame, Wood Siding	
<b>Heating</b>	Electric	Electric, Radiant, Wood	
<b>Cooling</b>	None		
<b>Water Source</b>	Well	Well	

<b>Price</b>	<b>\$398,500</b>
<b>Total Adjustments</b>	<b>\$0</b>
<b>Adjusted Price</b>	<b>\$398,500</b>

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## **Pricing Recommendation**

### **General Facts About Pricing...**

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

### **Market Statistics...**

<u>Sell Price Statistics</u>		<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price:	\$346,600	Average Price/Sq Ft:	\$302
High Price:	\$398,500	High Price/Sq Ft:	\$375
Median Price:	\$380,000	Median Price/Sq Ft:	\$299
Low Price:	\$275,000	Low Price/Sq Ft:	\$243

Figures are based on selling price after adjustments, and rounded to the nearest \$100

Comparing the Area (SqFt) Total of the subject property with those of the comparables suggests a price of 349,900.

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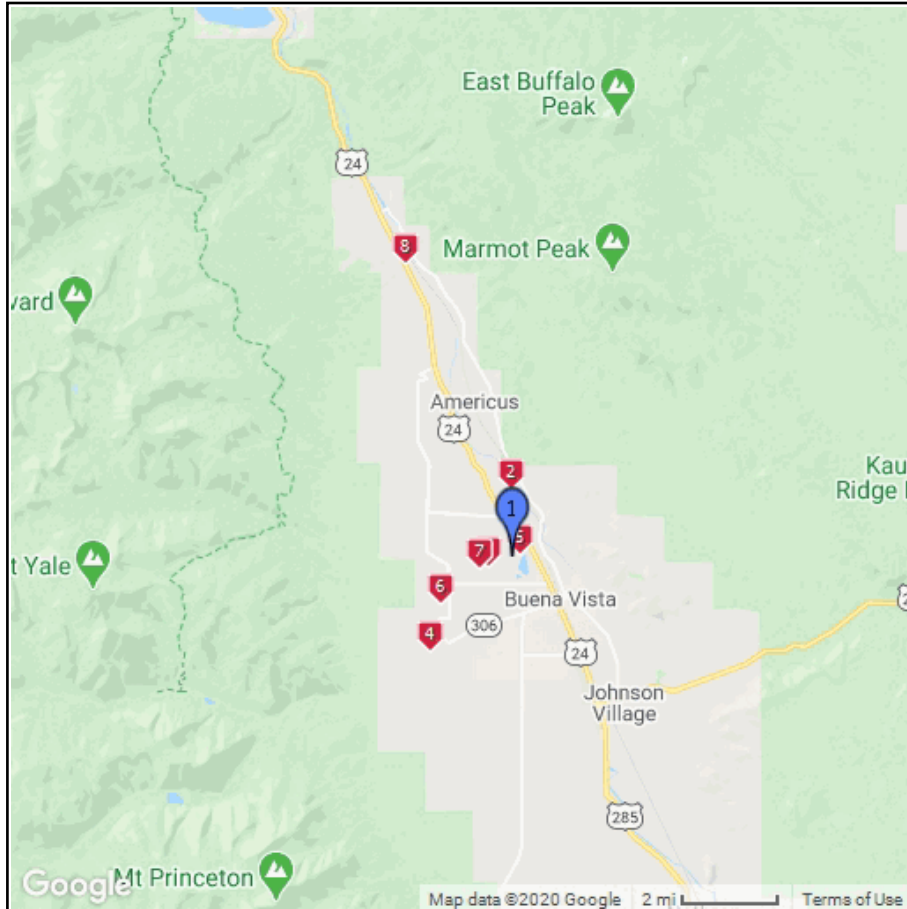
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## CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 1 15200 Alpine Road
- 2 31397 County Road 384
- 3 29850 County Road 355
- 4 16920 County Road 338
- 5 30102 County Road 353
- 6 29055 Pinon Circle Drive
- 7 29834 County Road 357
- 8 36300 US Highway 24

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